Karen Johnson Davidson County
Batch# 1226599 DEEDWARR
01/15/2025 12:01:30 PM 4 pgs
Fees: $23.00 Taxes: $832.50
20250115-0003227

| | |
|---|---|
| THIS INSTRUMENT PREPARED BY:<br>Mudter, Patterson & Cox PLLC<br>3811 Bedford Avenue<br>Suite 205<br>Nashville, Tennessee 37215<br><br>FTEC File No. 38458-12-2024 | STATE OF TENNESSEE<br>COUNTY OF DAVIDSON<br>The actual consideration or value, whichever is greater, for this transfer is: $225,000.00.<br>Affiant<br>Subscribed and sworn to before me this 14th day of January, 2025.<br>Notary Public<br>My Commission Expires: 5/3/26 |

CHARLES D LIGHTSEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

# WARRANTY DEED

| Address New Owner: | Send Tax Bills To: | Tax Information: |
|---|---|---|
| Brandon Michael Zimmerman<br>810 Bellevue Road, #162<br>Nashville, TN 37221 | American Pacific Mortgage<br>3000 Lava Ridge Court, #200<br>Roseville, CA 95661 | Map and Parcel No.:<br>142060A16200CO |

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, Melaina McGregor, unmarried woman ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to Brandon Michael Zimmerman, a single person ("Grantee"), his heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 810 Bellevue Road, #162, Nashville, TN 37221.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, his heirs and assigns, forever.

And Grantor covenants that Grantor is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds herself, her heirs and assigns to warrant and forever defend the title to said real estate to Grantee, his heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 14th day of January, 2025.

GRANTOR:

Melaina McGregor

STATE OF TEXAS

COUNTY OF Travis

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Melaina McGregor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 14th day of January, 2025.

Patti Caldwell

Notary Public Patti Caldwell

My Commission Expires: 10/16/2027

PATTI CALDWELL
Notary ID # 130405355
My Commission Expires
10/16/2027

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 162, Building No. 17, together with garage designated No. 162-G, on the Plan of Peppertree Creekside Meadows Condominiums of record in Plat Book 4675, page 128 thru 130, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of Peppertree Creekside Meadows Condominiums, a horizontal property regime established by Master Deed of record in Book 4834, page 257, amended in Book 4984, page 174, Book 5045, page 800, Book 5086, page 80, Book 5259, page 5, Book 6237, page 644, Book 6535, pages 723 and 724, Book 6874, page 354, and Book 7610, page 973, said Register's Office.

Being the same property conveyed to Melaina McGregor, a single woman, by deed dated May 26, 2020 from Martha L. Castillo Bustos, a single woman, of record in Instrument No. 20200603-0056844, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the matters set forth below:

1. State, County and City taxes and assessments for 2025 and subsequent years, a lien, not yet due and payable, which have been prorated between the parties and assumed by Grantee.
2. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.
3. Any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.
4. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Master Deed (and By-Laws) of record in Book 4834, page 257, amended in Book 4984, page 174, Book 5045, page 800, Book 5086, page 80, Book 5259, page 5, Book 6237, page 644, Book 6535, pages 723 and 724, Book 6874, page 354, and Book 7610, page 973, Register's Office for Davidson County, Tennessee.
5. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.
6. All matters appearing on the Plan of record as Book 4675, page 128 thru 130, Register's Office for Davidson County, Tennessee.
7. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Instrument No. 20040603-0065549, Register's Office for Davidson County, Tennessee.

# CERTIFICATE OF AUTHENTICITY

I, Alicia Johnson, do hereby make oath that I am the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on **January 13, 2025**.

Affiant Signature

**01/15/2025**
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this **January 15, 2025**.

Notary's Signature

My Commission Expires: 9-21-26

Notary's Seal

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY